

HIGHLIGHTS OF SAMPLE POINT OF SALE, RENOVATION, AND CHANGE IN OCCUPANCY INSPECTION SEPTIC SYSTEM MANAGEMENT ORDINANCE

1. For construction of new structures, required state permits and certificates are indicated and several standards that are more up-to-date than state regulations are included, such as:
 - a. Number of bedrooms is defined to keep systems from being undersized;
 - b. Setback to surface water is based on OCRM critical line instead of mean high water;
 - c. Septic tanks must have two-compartments and access manholes.
2. A very thorough baseline inspection, for which tank pumping is automatic, will be required for sale of property, building renovations, and change in occupancy (e.g., long-term residential to short-term rental). In addition, for renovations and change in occupancy a permit from DHEC will be required to see if the system can handle the additional waste load.
3. Operation and maintenance standards are spelled out for City/Town/County/County and property owners. These include:
 - a. City/Town/County – list of approved inspectors; random site visits during inspections and repairs; respond to complaints;
 - b. Owners – operate and maintain system as designed; provide system information to City/Town/County and inspector; keep system accessible for inspection and protected from vehicular traffic;
4. Procedures and timelines for doing minor repairs and failure evaluation and repairs are laid out.
5. The City/Town/County is responsible for making sure the public is educated about the ordinance and for keeping records.
6. Financing of the ordinance and the possibility of a loan program is discussed in terms of the Town responsibility for coming up with a budget and the means for paying for it.
7. Standard City/Town/County enforcement and penalty language is referenced.